car5249/mmt:2/5/92
NBT503-1685

BOOK 8545 PAGE 258

Box 1

FROM: NATIONSBANK OF TENNESSEE

TO: M & M PARTNERS, INC.

This instrument prepared by: car
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Sovran Plaza
Nashville, Tennessee 37239-1200

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
M & M Partners, Inc. P.O Box 158782 NASHVILLE, TN. 37215	Same	Map 104-2-K Parcels 3, 4, 5 and 7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $193,028.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 1992.

Notary Public

My Comm. Expires: 3/27/93

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, NationsBank of Tennessee (formerly Sovran Bank/Tennessee), a Tennessee banking corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto M & M Partners, Inc., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 5th day of February, 1992.

ATTEST:

BY:

TITLE: ACP

NATIONSBANK OF TENNESSEE

BY:

TITLE: SVP

BOOK 8545 PAGE 259

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Hunter Atkins and W. Dale Mayfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon their oaths acknowledged themselves to be Exec. Vice President and Asst. Vice President respectively of NationsBank of Tennessee, the within named bargainor, a corporation, and that they, as such Exec. Vice President and Asst. Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by J. Hunter Atkins as such Exec. Vice President and W. Dale Mayfield as such Asst. Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of February, 1992.

Carol R. Ruggeri
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/27/93

EXHIBIT A BOOK 8545 PAGE 260

Certain condominium apartments in Davidson County, Tennessee, being Units 3, 4, 5 and 7 on the Plan of The Courtyard Condominiums as of record in Book 7136, page 263, said Register's Office, to which Plan reference is hereby made for a more complete legal description, and as shown on exhibit on Master Deed of record in Book 7136, page 204, and as amended in Book 7213, page 126, said Register's Office.

Being part of the same property conveyed to Sovran Bank/Tennessee by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, of record in Book 8501, page 879, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1992 Metropolitan Government taxes.

2. Master Deed and By-Laws for The Courtyard Condominium, of record in Book 7136, page 204, as amended in Book 7213, page 126, said Register's Office.

3. All matters as shown on the plan of West End Park, of record in Book 421, page 82 and 83, said Register's Office.

4. The lien for any unpaid and/or special assessments levied pursuant to the terms of the Master Deed set forth as Exception 2 above.

5. Rights of others in and to the common elements.

9060 02/06 0101 03CHECK 724.10

823036

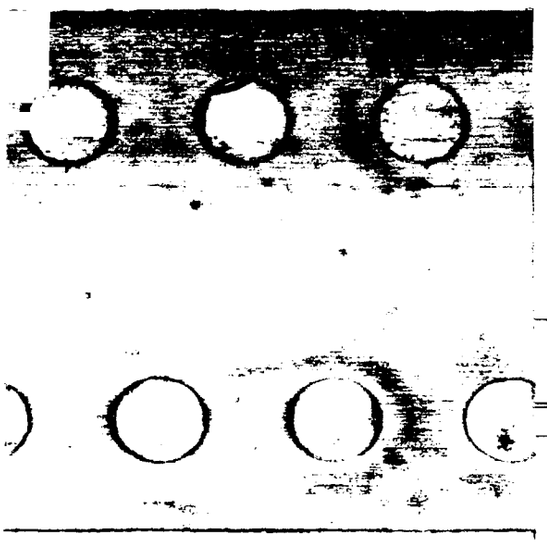
[illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



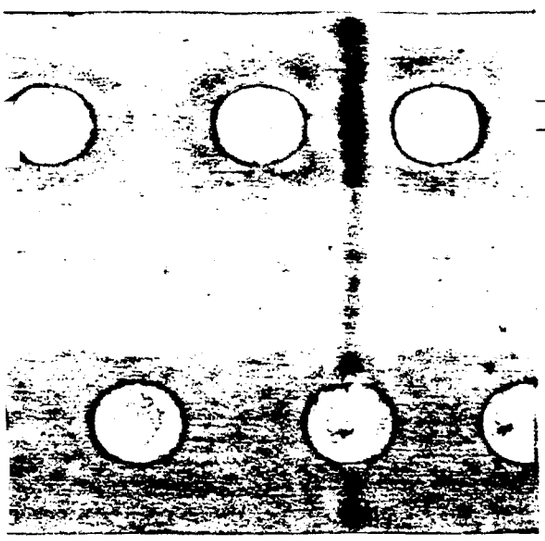
RECEIVED OF _____

FOR _____ BOOK 8545 PAGE 261

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	193028.00
			CON TX	714.10
			PRFEE	1.00
			WDEED	9.00
			TOTAL	724.10
			CHECK	724.10
02/06/92	01		15:16 0001	9060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



82308

IDENTIFICATION REFERENCE

FEB 6 3 16 PM '92

DAVIDSON COUNTY, TN.

No. 499664